

478434

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Riverside, California 92522

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LL-003-967

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52

Project: **MP-003-967**
Administrative LLA

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **THE MAGNON COMPANIES, a California corporation**

Pursuant to Section 18.38 of the Riverside Municipal Code, a lot line adjustment is hereby granted to the above-referenced property owner to create the parcel(s) of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcel(s) as described in said Exhibit "A" hereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

Dated: December 18, 1996STEPHEN J. WHYLD
PLANNING DIRECTORBy J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

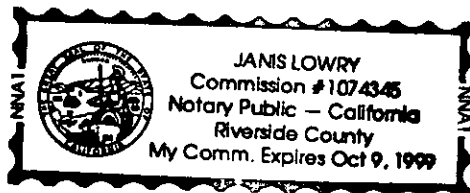
State of California } ss
County of RiversideOn December 18, 1996 before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. CRAIG AARON
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



J. F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

Building on a tradition of excellence since 1923

October 8, 1996

W.O. 9613430

Revised December 2, 1996

EXHIBIT "A"
Parcel Map Waiver
The Magnon Companies

PARCEL "A"

That portion of Lot 4 of Herrick's Subdivision, as shown by map on file in Book 3 of Maps, at Page 11 thereof, Records of Riverside County, California, and a portion of the Southwest one-quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 67 of Records of Survey, at Page 48 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of Parcel 3 of Parcel Map 24869, as shown by map on file in Book 171 of Parcel Maps, at Pages 94 and 95 thereof, Records of Riverside County, California;

Thence N.65°24'32"E., a distance of 60.00 feet;

Thence S.89°58'00"E., a distance of 653.46 feet;

Thence N.00°02'00"E., a distance of 460.81 feet to the Southerly line of said Lot 4, also being the Northerly line of Parcel No. 2, as shown by map on file in Book 40 of Records of Survey, at Page 68 thereof, Records of Riverside County, California;

Thence S.89°55'00"E. along said line, a distance of 37.36 feet to the Southeast corner of said Lot 4;

Thence N.00°02'31"W. along the Easterly line of said Lot 4, a distance of 627.69 feet to the Northeast corner thereof;

Thence S.63°33'42"W. along the Northwesterly line of that certain parcel containing 22.60 acres gross, as shown on said Record of Survey Book 67, Page 48, a distance of 702.32 feet to the Westerly line of said Lot 4;

Thence South along said Westerly line, a distance of 314.07 feet to the Southwest corner of said Lot 4, said corner also being on the Northerly line of the Southwest one-quarter of the Southwest one-quarter of said Section 8;

Thence N.89°55'00"W., along said Northerly line, also being the Southerly line of Lot 3 of said Herrick's Subdivision, a distance of 116.03 feet to the Northerly prolongation of the Easterly line of said Parcel 3;

Thence S.00°02'00"W. along said Northerly prolongation, a distance of 486.43 feet to the Point of Beginning.

The above described parcel of land contains 14.312 acres, more or less.

PARCEL "B"

That portion of the Southwest one-quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian as shown by map on file in Book 67 of Records of Survey, at Page 48 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of Parcel 3 of Parcel Map 24869, as shown by map on file in Book 171 of Parcel Maps, at Pages 94 and 95 thereof, Records of Riverside County, California;

Thence N.65°24'32"E., a distance of 60.00 feet;

Thence S.89°58'00"E., a distance of 464.46 feet to the Northerly prolongation of the Easterly line of Parcel 2 of Parcel Map No. 28040, as shown by map on file in Book 185 of Parcel Maps, at Pages 31 and 32 thereof, Records of Riverside County, California;

Thence S.00°20'00"W. along said Northerly prolongation, a distance of 406.25 feet to the Northeast corner of said Parcel 2;

Thence S.89°57'00"W. along the Northerly line of said Parcel 2 and the Northerly line of Parcel 1 of said Parcel Map No. 28040, a distance of 519.00 feet to the Northwest corner of said Parcel 1, said corner also being on the Easterly line of Parcel 2 of said Parcel Map 24869;

Thence N.00°02'00"E. along said Easterly line of Parcels 2 and 3 of Parcel Map 24869, a distance of 382.00 feet to the Point of Beginning.

The above described parcel of land contains 4.829 acres, more or less.

PARCEL "C"

That portion of the Southwest one-quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 67 of Records of Survey, at Page 48 thereof, Records of Riverside County, California, described as follows:

COMMENCING at the Northeast corner of Parcel 3 of Parcel Map 24869, as shown by map on file in Book 171 of Parcel Maps, at Pages 94 and 95 thereof, Records of Riverside County, California;

Thence N.65°24'32"E., a distance of 60.00 feet;

Thence S.89°58'00"E., a distance of 464.46 feet to a point on the Northerly prolongation of the Easterly line of Parcel 2 of Parcel Map No. 28040, as shown by map on file in Book 185 of Parcel Maps, at Pages 31 and 32 thereof, Records of Riverside County, California, said point being the Point of Beginning of the parcel to be described;

Thence continuing S.89°58'00"E., a distance of 189.00 feet;

Thence N.00°02'00"E., a distance of 460.81 feet to the Southerly line of Lot 4 of Herrick's subdivision, as shown by map on file in Book 3 of Maps, at Page 11 thereof, Records of Riverside County, California, also being the Northerly line of Parcel No. 2 as shown by map on file in Book 40 of Records of Survey, at Page 68 thereof, Records of Riverside County, California;

The following ten (10) courses are along the Northerly, Easterly, Southerly and Westerly lines of said Parcel No. 2, also being the Westerly line of the Gage Canal 50.00 feet wide and the Northerly line of Palmyrita Avenue 66.00 feet wide as shown on said Record of Survey on file in Book 67 of Records of Survey, at Page 48 thereof;

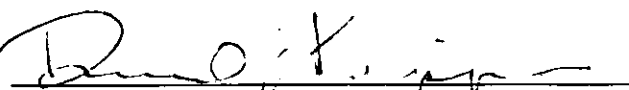
- 1.) Thence S.89°55'00"E., a distance of 138.00 feet;
- 2.) Thence S.44°14'21"E., a distance of 456.68 feet;
- 3.) Thence Southerly on a non-tangent curve concave Easterly, having a radius of 525.00 feet, through an angle of 11°55'42", an arc length of 109.30 feet (the initial radial line bears N.66°52'20"W.);
- 4.) Thence S.11°11'58"W., a distance of 462.02 feet;
- 5.) Thence Southerly on a curve concave Easterly, having radius of 810.00 feet, through an angle of 13°35'44", an arc length of 192.20 feet;
- 6.) Thence S.02°23'46"E., a distance of 215.65 feet;

- 7.) Thence S.89°57'00"W., a distance of 458.72 feet to the Southeast corner of Parcel No. 1 of said Record of Survey on file in Book 40 of Records of Survey, at Page 68 thereof;
- 8.) Thence N.00°02'00"E. along the Easterly line of said Parcel No. 1, a distance of 140.00 feet to the Northeast corner thereof;
- 9.) Thence S.89°57'00"W., along the Northerly line of said Parcel No. 1, a distance of 60.00 feet to the Northwest corner thereof, said corner also being on said Easterly line of Parcel 2 of Parcel Map No. 28040;
- 10.) Thence N.00°02'00"E. along said Easterly line and the Northerly prolongation, a distance of 691.25 feet to the Point of Beginning.

The above described parcel of land contains 13.682 acres, more or less.

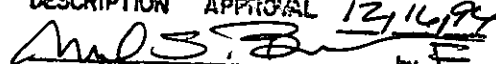


J. F. DAVIDSON ASSOCIATES, INC.
Prepared Under the Supervision of:

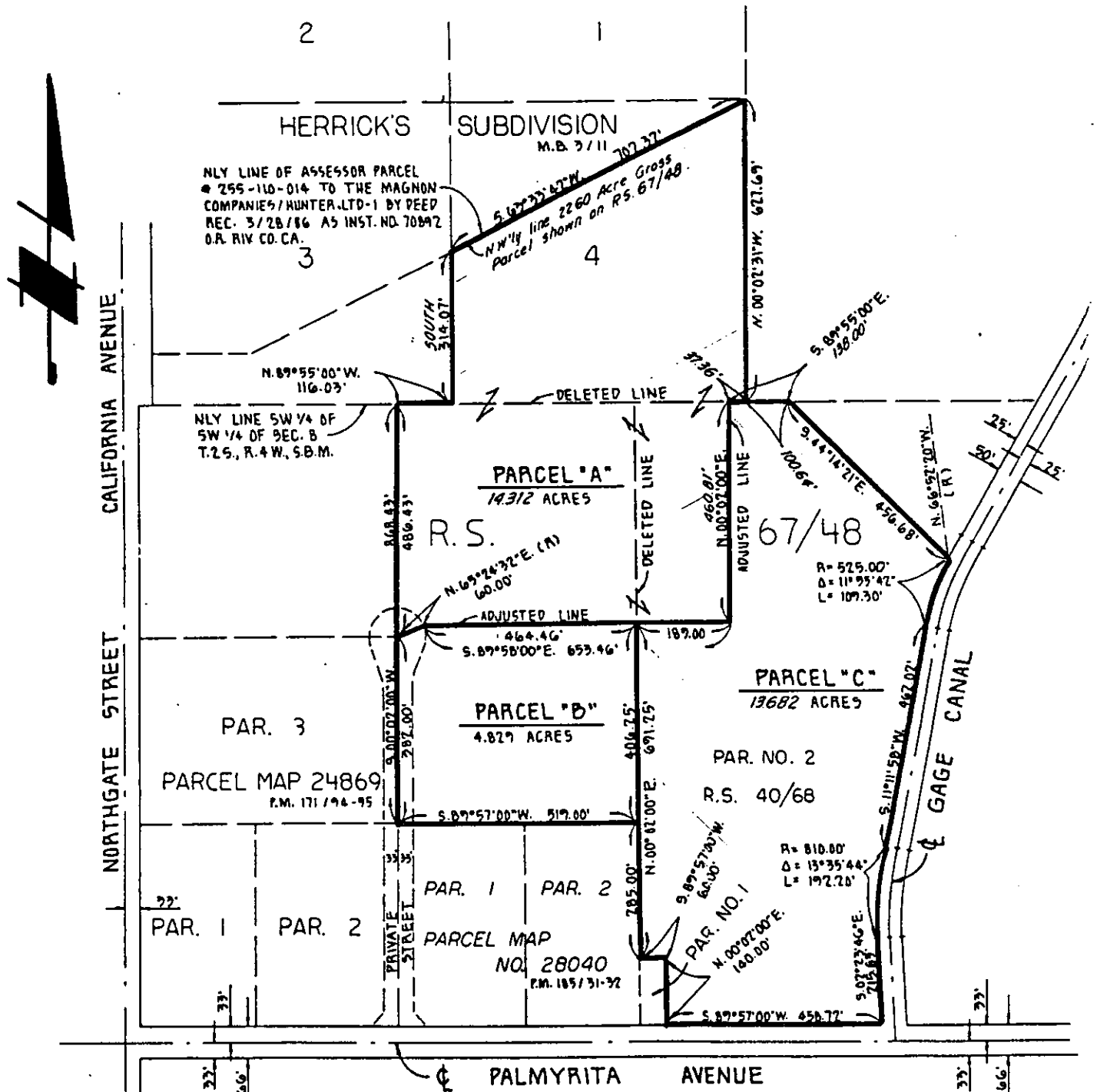

Daniel J. Kipper, PLS No. 4628

Date: 12-3-96

RLS/MC/mn

DESCRIPTION APPROVAL 12/14/96

SURVEYOR, CITY OF RIVERSIDE by E

478434



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MP-003-967

ARN: 255-120-006, -016
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